



## 7411 20A Street SE, Calgary, Alberta - \$1,200,000



Main Photo

### Property Description

INVESTOR ALERT - 6.5% CAP RATE on cash flowing Full DUPLEX with LEGAL Suites and GARAGE in OGDEN. Turn key, well managed building, with many updates through the years, including 2 new furnaces in 2021. 2 Main floor 3 bedroom units, 2 Basement 2 bedroom units. Garage Rented. Parking pad at back. Fenced yard is super convenient for those tenants with pets. Location is 1 block to nearby school and park, 2 blocks to grocery store and other commercial amenities. 1/2 block to the bus stop. Easy access to Glenmore Trail. FULL PACKAGE AVAILABLE. Photos are of the vacant unit.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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